

FINAL

**CITY OF SAN ANTONIO
Zoning Commission Agenda**

City Council Chambers
First Floor, Municipal Plaza Building
103 Main Plaza

**September 3, 2002
Tuesday, 11:30 A.M.**

ZONING COMMISSIONERS

Gilbert Kissling – District 1	Christopher Martinez – District 6
Clarence McGowan – District 2	Jody Sherrill – District 7
Vernon Hophan – District 3	Jerry F. Morell – District 8
Henry Avila – District 4	James McAden – District 9
Rita Cardenas-Gamez – District 5	Steven B. Grau – District 10
Ralph Mehringer – District Mayor Chairman	

1. **Work Session presentation by staff to discuss zoning case recommendations for August 20, 2002, at 11:30 A.M. “C” Conference Room, 103 Main Plaza, Municipal Plaza Building.**
2. Call to Order – City Council Chambers – 1:00 PM
3. Roll Call
4. Pledge of Allegiance
5. Director’s Report.
6. Approval of August 6, 2002 & August 20, 2002 minutes.
7. Z2002076 E City of San Antonio, IH 10 East Corridor. *(City Council 2)*
8. Z2002101 Ignacio Mendoza, 116 S. Richter Street. *(City Council 5)*
9. Z2002138 Rosie T. Phalen, 318 Beverly Drive. *(City Council 7)*
10. Z2002140 Westover Hills Development, Inc., Southeast corner of West Military Drive and Rousseau Street. *(City Council 6)*
11. Z2002148 Big Fish Development, Meadow Way Drive, South of Meadow Trail. *(City Council 6)*
12. Z2002156 City of San Antonio, Historic Preservation Office, 2011 McCullough Avenue and 211 & 215 Courtland Place East. *(City Council 1)*
13. Z2002157 Standage Partnership, East Houston Street at W. W. White Road. *(City Council 2)*

14. Z2002158 S Viola Morris, 1110 Nolan Street. (*City Council 2*)
15. Z2002159 DFGG of Texas, Ltd., 12854 Judson Road. (*City Council 10*)
16. Z2002160 S Carmen Arredondo, 438 Southcross W. Boulevard. (*City Council 4*)
17. Z2002161 Christopher Bathie, 118 W. French Place. (*City Council 1*)
18. Z2002162 S Pamela Erskine Brown, 1318 Nolan Street. (*City Council 2*)
19. Z2002163 Jerry Arredondo, 9093 thru 9097 Huebner Road. (*City Council 8*)
20. Z2002164 C Earl & Brown, P. C., 7355 Leslie Road. (*City Council 8*)
21. Z2002165 Earl & Brown, P. C., 2651 and 2627 Southwest Military Drive and 922 Mallard Street. (*City Council 4*)
22. Executive Session: consultation on Attorney-client matters (real estate, litigation, personnel and security matters) as well as any of the above agenda items may be discussed.
23. **ADJOURNMENT.**

Accessibility Statement

This meeting is wheelchair accessible. The accessible entrance is located at 103 Main Plaza. Accessible parking spaces are located at City Hall, 100 Military Plaza. Auxiliary aids and services are available upon request. Interpreters for the deaf must be requested at least 48 hours prior to the meeting by calling 207-7245.

CASE NO: Z2002076 E

Date: September 03, 2002

Continuance from May 21, June 18 and August 6, 2002

Council District: 2

Ferguson Map: 619 C 3

Case Manager : David Arciniega 207-5876

FINAL

Applicant Name:

Owner Name:

City of San Antonio

Sunbelt Lufkin Properties

Zoning Request: From "I-1" General Industrial District to "C-3" Commercial District.

Property Location: Parcel 2 and Parcel 5, NCB 16568

IH 10 East Corridor

Southeast corner of IH10 East and Loop 1604

Proposal: Rezone this location to conform with the IH 10 East Corridor Perimeter Plan

Neighborhood Association: None

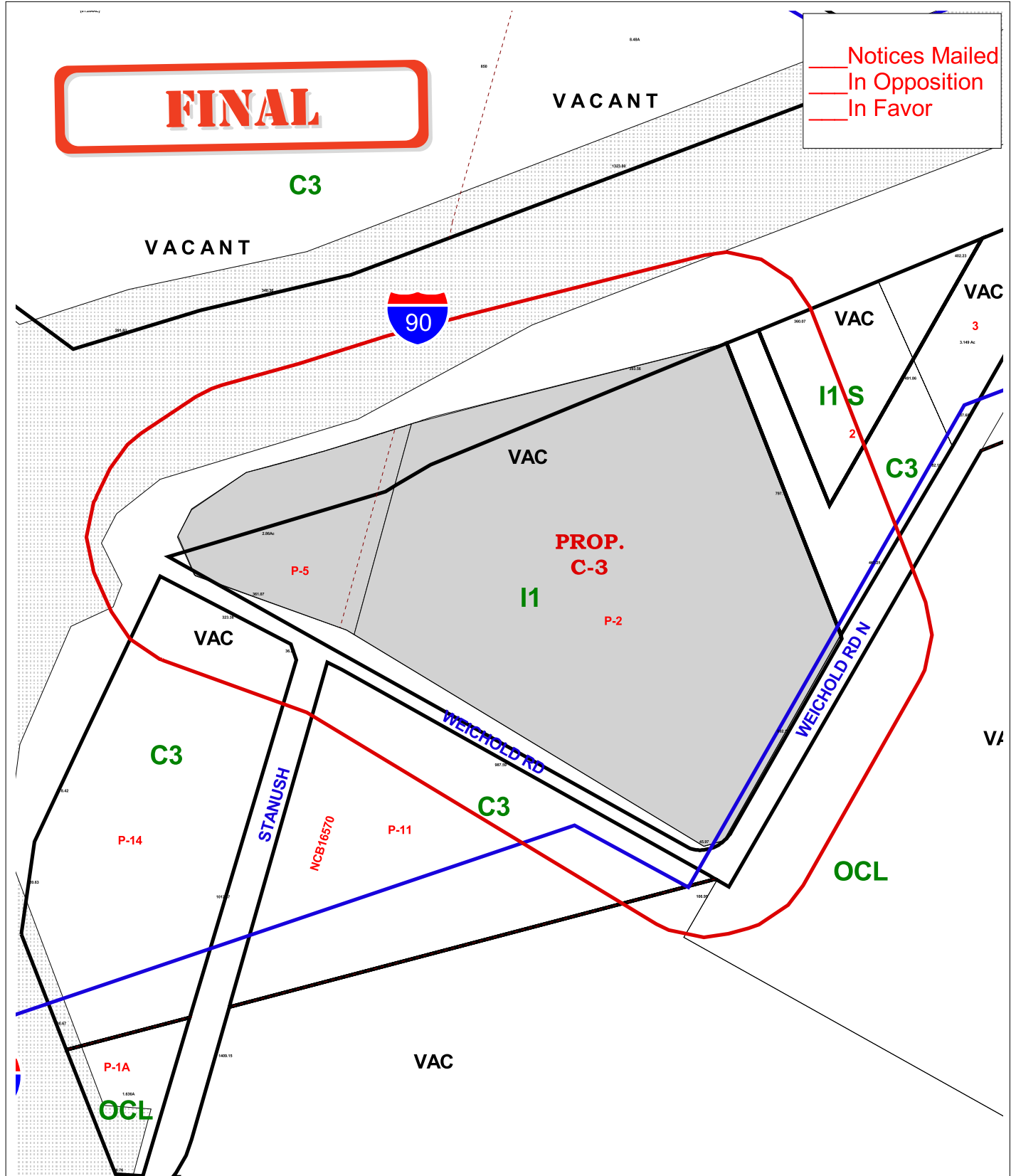
Traffic Impact Statement: A Traffic Impact Analysis is not required.

Staff Recommendation:

Approval The subject property is currently vacant and zoned "I-1" and is located on the south of IH 10 Expressway east corridor east of Loop 1604. The IH 10 East Corridor Perimeter Plan recommends "Regional Commercial" for this area. "C-3" zoning will provide a downzoning from the "I-1" zoning.

FINAL

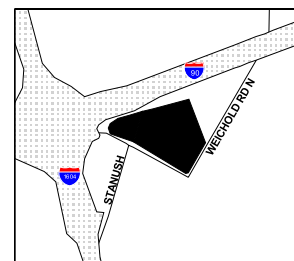
Notices Mailed
In Opposition
In Favor



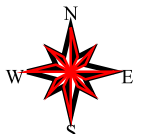
ZONING CASE: Z2002-076-E

City Council District NO. 2
Requested Zoning Change
From: "I-1" To: "C-3"
Date: MAY 21, 2001
Scale: 1" = 350"

Subject Property
200' Notification
CITY LIMITS LINE



T-3,4



J:\MAY_21_2002

CASE NO: Z2002101

Date: September 03, 2002

Continuance from June 18, July 16 and August 20,
2002

Council District: 5

Ferguson Map: 616 C5

Case Manager : David Arciniega 207-5876

Applicant Name:

Ignacio Mendoza

Owner Name:

Ignacio Mendoza

FINAL

Zoning Request: From "C-2" Commercial District to "C-3" Commercial District.

Property Location: Lots 11 & 12, Block 1, NCB 2306

116 S. Richter Street

Proposal: To obtain a new certificate of occupancy and continue operating auto repair shop.

Neighborhood Association: Prospect Hill Neighborhood Association

Traffic Impact Statement: A Traffic Impact Analysis is not required.

Staff Recommendation:

Denial The Downtown Neighborhood Plan recommends this area for Residential Use. The property is an existing auto repair business that is currently zoned "C-2" and is located on the corner of Richter Street and Buena Vista Street, which is a primary arterial on the Major Thoroughfare Plan.

FINAL

_____ Notices Mailed
 _____ In Opposition
 _____ In Favor



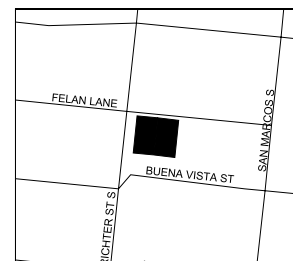
ZONING CASE: Z2002-101

City Council District NO. 5
 Requested Zoning Change
 From: "C-2" To: "C-3"
 Date: AUG. 20, 2002
 Scale: 1" = 200"

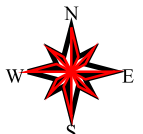
 Subject Property

 200' Notification

c:\JUNE_18_2002



T-20



CASE NO: Z2002138

Date: September 03, 2002

Continued from August 6, 2002

Council District: 7

Ferguson Map: 581 E8

Case Manager : Fred Kaiser 207-7942

Applicant Name:

Rosie T. Phalen

Owner Name:

Rosie T Phalen

FINAL

Zoning Request: From "R-6" Residential Single-Family District to "R-6 S" Residential Single Family District with Specific Use Authorization for a group day-care home (7-12 children).

Property Location: Lot 9, NCB 9180

318 Beverly Drive

Southside of Beverly Drive between Manor Drive and Morning Glory Drive.

Proposal: To permit a group day-care home

Neighborhood Association: Woodlawn Lake Community Association

Traffic Impact Statement: A traffic impact analysis is not required.

Staff Recommendation:

Denial. The Near Northwest Community Plan recommends Urban Low-density Residential Development at this location. The request will make this site available for commercial use (a child care facility that provides care for 7 to 12 children under 14 years of age for less than 24 hours per day). The subject property is located in a single-family residential area.

CASE NO: Z2002140

Date: September 03, 2002

Continued from August 6 and August 20, 2002

Council District: 6

Ferguson Map: 612 D2

Case Manager : David Arciniega 207-5876

FINAL

Applicant Name:

Owner Name:

Westover Hills Development, Inc.

Robert Geringer

Zoning Request: From "R-6" Residential Single Family District to "R-4 PUD" Residential Single Family Planned Unit Development District.

Property Location: Parcel 9E, NCB 34400

Southeast corner of West Military Drive and Rousseau Street

Proposal: Develop single family residential

Neighborhood Association: Oak Creek NA

Traffic Impact Statement: A traffic impact analysis is not required.

Staff Recommendation:

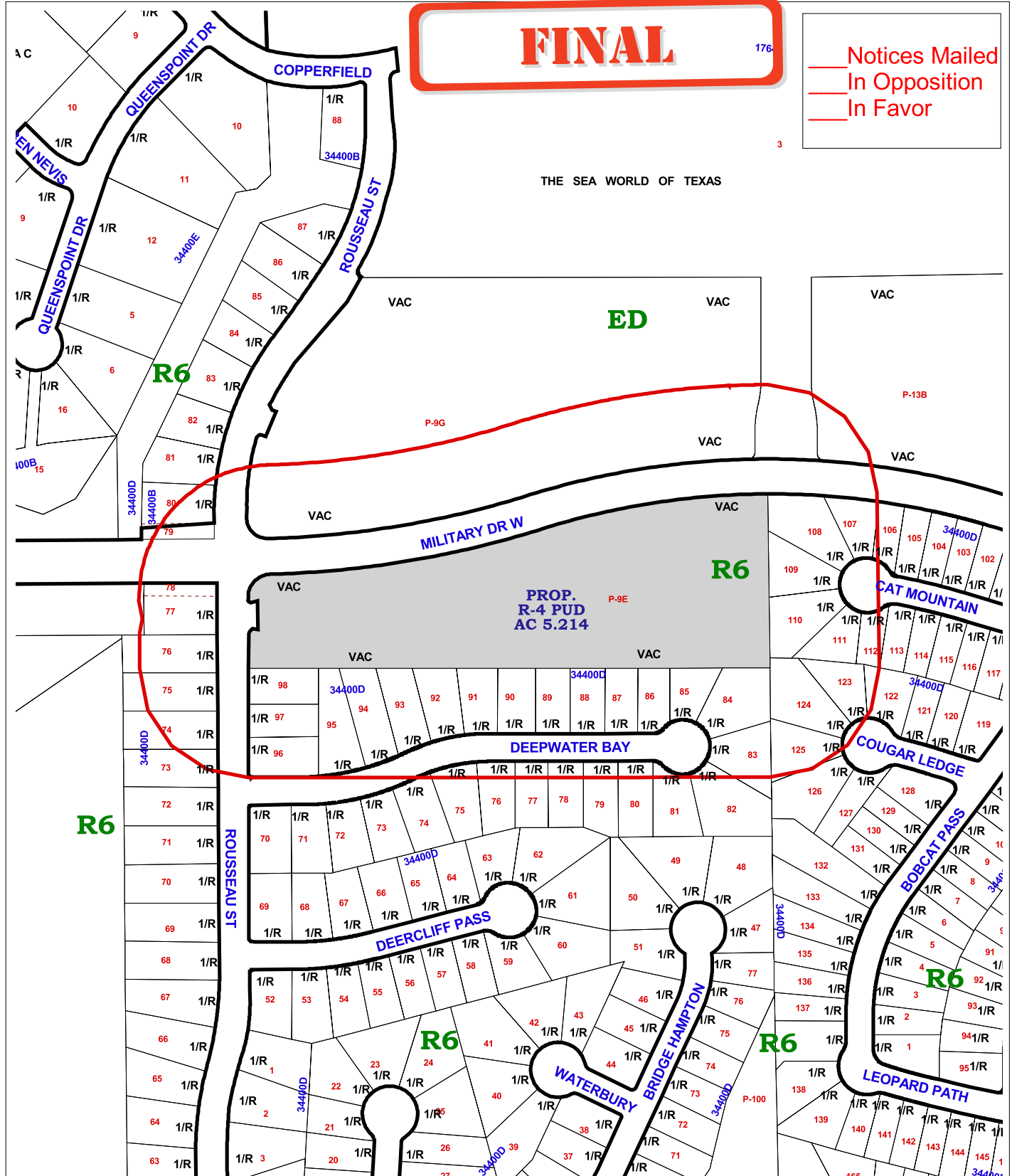
Approval The subject property is a large vacant tract of land with existing "R-6" zoning and uses to the west, east and south. The request of "R-4 PUD" is appropriate at this location and is consistent and compatible with the surrounding area. However, the proposed development must meet the PUD requirements and require approval by the Planning Commission.

FINAL

176

Notices Mailed
In Opposition
In Favor

THE SEA WORLD OF TEXAS



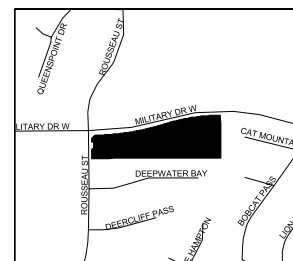
ZONING CASE: Z2002-140

City Council District NO. 6
Requested Zoning Change
From: "R-6" To: "R-4PUD"
Date: AUG. 8, 2002
Scale: 1" = 250"

Subject Property

200' Notification

C:\JUL_16_2002_3



T-15
B-2
p.612



CASE NO: Z2002148

Date: September 03, 2002

Continued from August 20, 2002

Council District: 6

Ferguson Map: 613 D6

Case Manager : David Arciniega 207-5876

Applicant Name:

Big Fish Development

Owner Name:

F. Turner Bowman

FINAL

Zoning Request: From "R-6" Residential Single Family District to "R-4 PUD" Residential Single Family Planned Unit Development District.

Property Location: Parcel 26F and Parcel 27, NCB 15363
Meadow Way Drive, south of Meadow Trail

Proposal: A private single family development

Neighborhood Association: Meadow Village NA

Traffic Impact Statement: A traffic impact analysis is not required.

Staff Recommendation:

Approval The subject property is in the Meadow Village Neighborhood Plan which recommends this area for Residential Use, however, this neighborhood plan is a guide and not a requirement for land use development. The subject property is vacant and has an existing "R-6" zoning to the north, east and south. The request of "R-4 PUD" is appropriate and compatible at this location and will not adversely affect the area, however, the proposed development must meet the PUD requirements and require approval by the Planning Commission.

CASE NO: Z2002156

FINAL

Date: September 03, 2002

Council District: 1

Ferguson Map: 616 E2

Case Manager : Brandon Ross 207-7442

Applicant Name:

COSA-HPO-Ann B. McGlone

Owner Name:

Richard F. Sciaraffa, Sr.

Zoning Request: To Designate Historic Significance

Property Location: Lots 3 & 4, and East 114.6 feet of 14, Block 3, NCB 1726
2011 McCullough Avenue & 211, 215 Courtland Place East

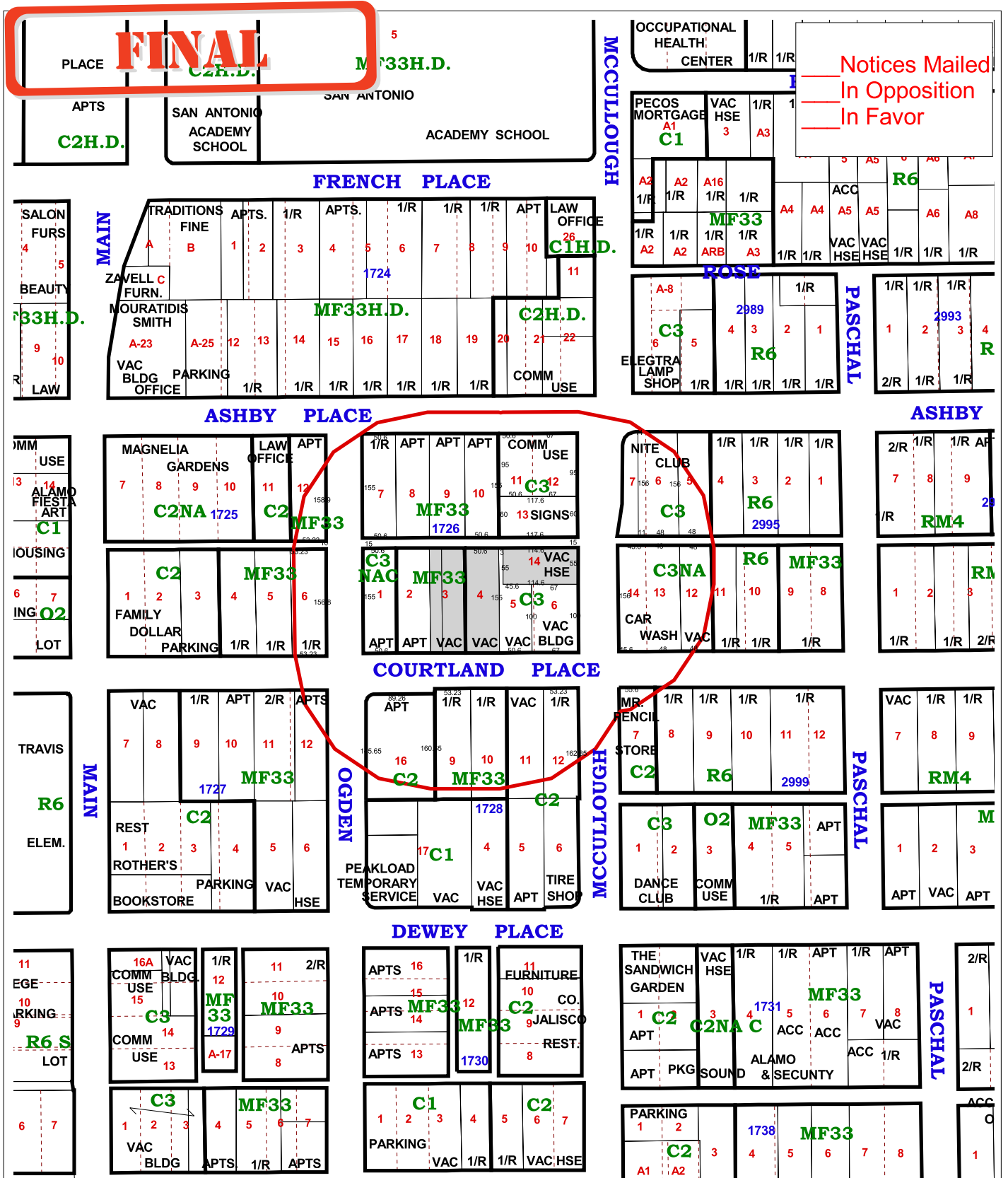
Proposal: Requesting a finding of historic significance for the property

Neighborhood Association: Tobin Hill Neighborhood Association / Tobin Hill Residents Association

Traffic Impact Statement: A traffic impact analysis is not required.

Staff Recommendation:

Approval. The structures have been recognized by the city as historically significant. The properties meet the designation criteria for landmarks, according to the Historic Preservation and Design Section of the 2001 UDC.



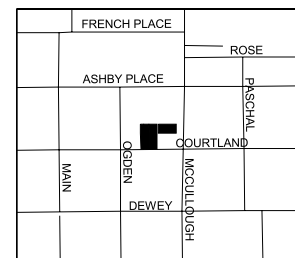
ZONING CASE: Z2002-156

City Council District NO. 1
 Requested Zoning Change
 From: "C-3, MF-33" To: "C-3, MF-33, H.S."
 Date: SEPT. 3, 2002
 Scale: 1" = 200"

Subject Property

200' Notification

c:\sept_3_2002



T- 17
 NE
 p. 616



CASE NO: Z2002157

FINAL

Date: September 03, 2002

Council District: 2

Ferguson Map: 618 E5

Case Manager : Fred Kaiser 207-7942

Applicant Name:

Standage Partnership

Owner Name:

Standage Partnership

Zoning Request: From "R-5" Residential Single-Family District to "C-3 S" Commercial District with Specific Use Authorization for a mini-warehouse site over 2.5 acres.

Property Location: Lots 1B thru 13B, Block 6B, NCB 10614

East Houston Street at W.W. White Road

Proposal: To permit mini-warehouse development

Neighborhood Association: Huntleigh Park Residents Association

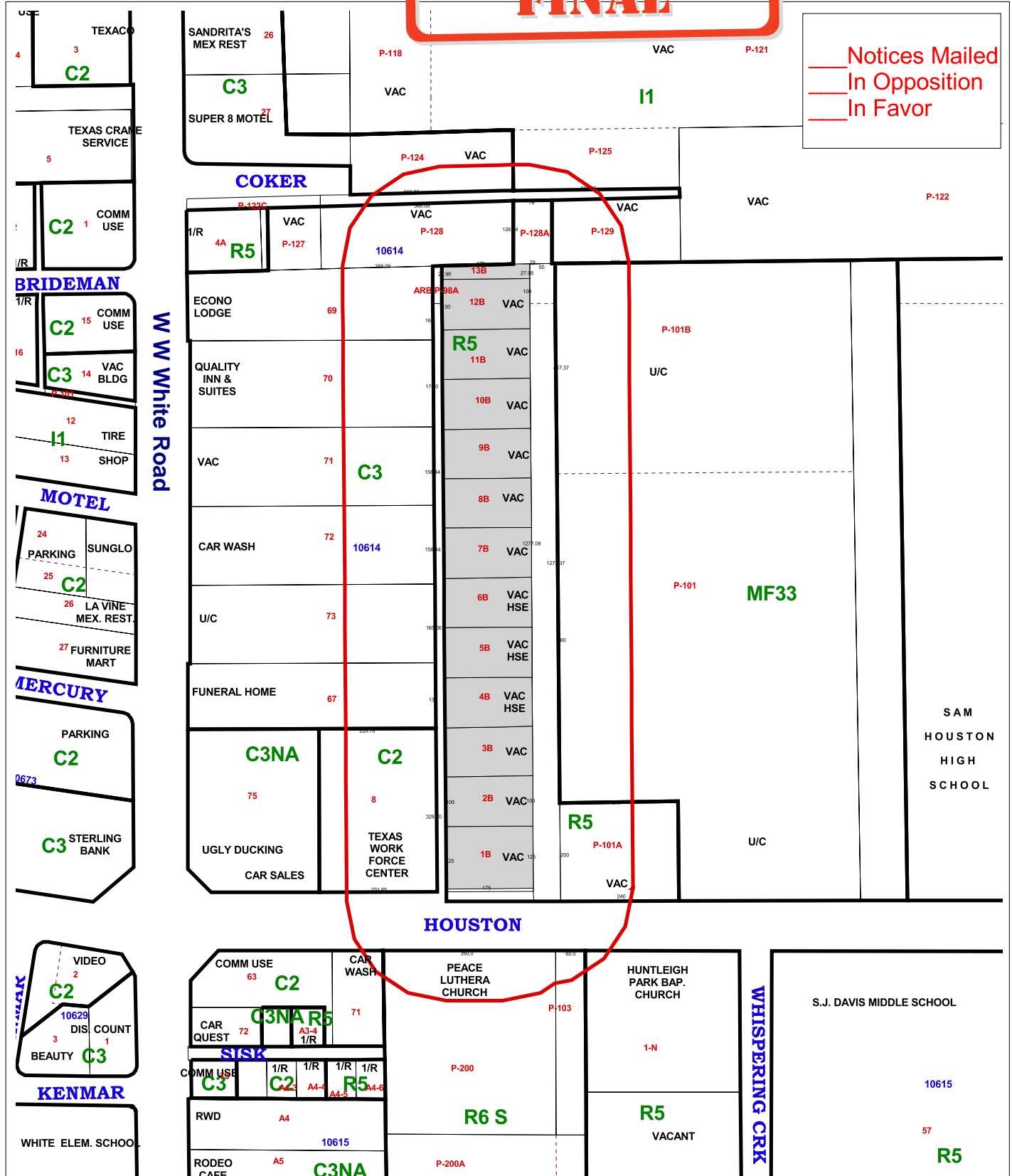
Traffic Impact Statement: A traffic impact analysis is not required.

Staff Recommendation:

Approval The subject property has "C-3" Commercial to the west and apartments to the east. Access to the site is from Houston Street , a major arterial. Mini-warehouse development will not add to the student load at Sam Houston High School. Mini-warehouse development will not increase peak hour traffic on Houston Street.

FINAL

Notices Mailed
In Opposition
In Favor



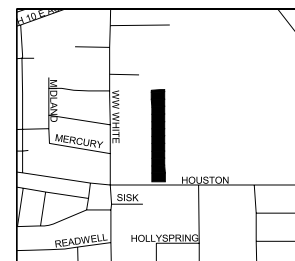
ZONING CASE: Z2002-157

City Council District NO. 2
Requested Zoning Change
From: "R-5" To: "C-3 s"
Date: sept.3, 2002
Scale: 1" = 300"

Subject Property

200' Notification

c:\sept_3_2002



T- 18
D-5
p. 618



CASE NO: Z2002158 S

FINAL

Date: September 03, 2002

Council District: 2

Ferguson Map: 617 D-4

Case Manager : Christie Rustad 207-8389

Applicant Name:

Viola Morris

Owner Name:

A. Bernard Devers I

Zoning Request: From "RM-4 HD" Residential Mixed Historic District to "RM-4 HD S" Residential Mixed Historic District with a Specific Use Authorization for a group day care home..

Property Location: Lot 8 and the west 4 feet of Lot 7, Block L, NCB 1668
1110 Nolan Street

Proposal: To operate a group day care home providing care for eight children (infants).

Neighborhood Association: Dignowity Hill Neighborhood Association

Traffic Impact Statement: A traffic impact analysis is not required.

Staff Recommendation:

Denial.

The proposed day care on the subject property will be an extension of the existing day care, "Behold the Lamb", located across the street at 1105 Nolan. An extension of the current day care across the street and the split location of the buildings present an unsafe situation for the parents, children, day care employees, and residents in the neighborhood. Adequate parking is not available on the subject property for employees and parents dropping-off or picking-up children. The proposed use will increase the amount of traffic and the lack of adequate parking will make it difficult for motor vehicle drivers to maneuver in and out of the area safely. The subject property is in the middle of a residential neighborhood and the proposed use on the subject property will be disruptive to the surrounding residents in the neighborhood.



ZONING CASE: Z2002-158 S

City Council District NO. 2

Requested Zone Change

From: "RM-4 HD" To "RM-4 S HD"

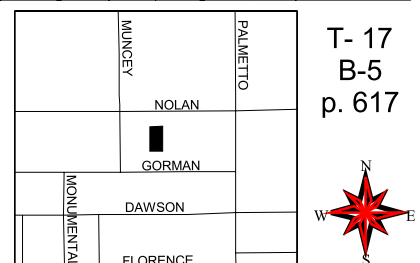
Date: SEPT. 3, 2002

Scale: 1" = 200"

Subject Property

200' Notification

C:\SEPT_3_2002



CASE NO: Z2002159

FINAL

Date: September 03, 2002

Council District: 10

Ferguson Map: 553 D1

Case Manager : Fred Kaiser 207-7942

Applicant Name:

DFGG of Texas, LTD.

Owner Name:

DFGG of Texas, LTD.

Zoning Request: From "C-3" Commercial District and "MF-33" Multi-Family District to "R-5" Residential Single-Family District.

Property Location: Parcels P-10A, P-23A, P-23C, P-23D, NCB 14049

12854 Judson Road

Proposal: To permit a single-family residential development

Neighborhood Association: Valley Forge Residents Association

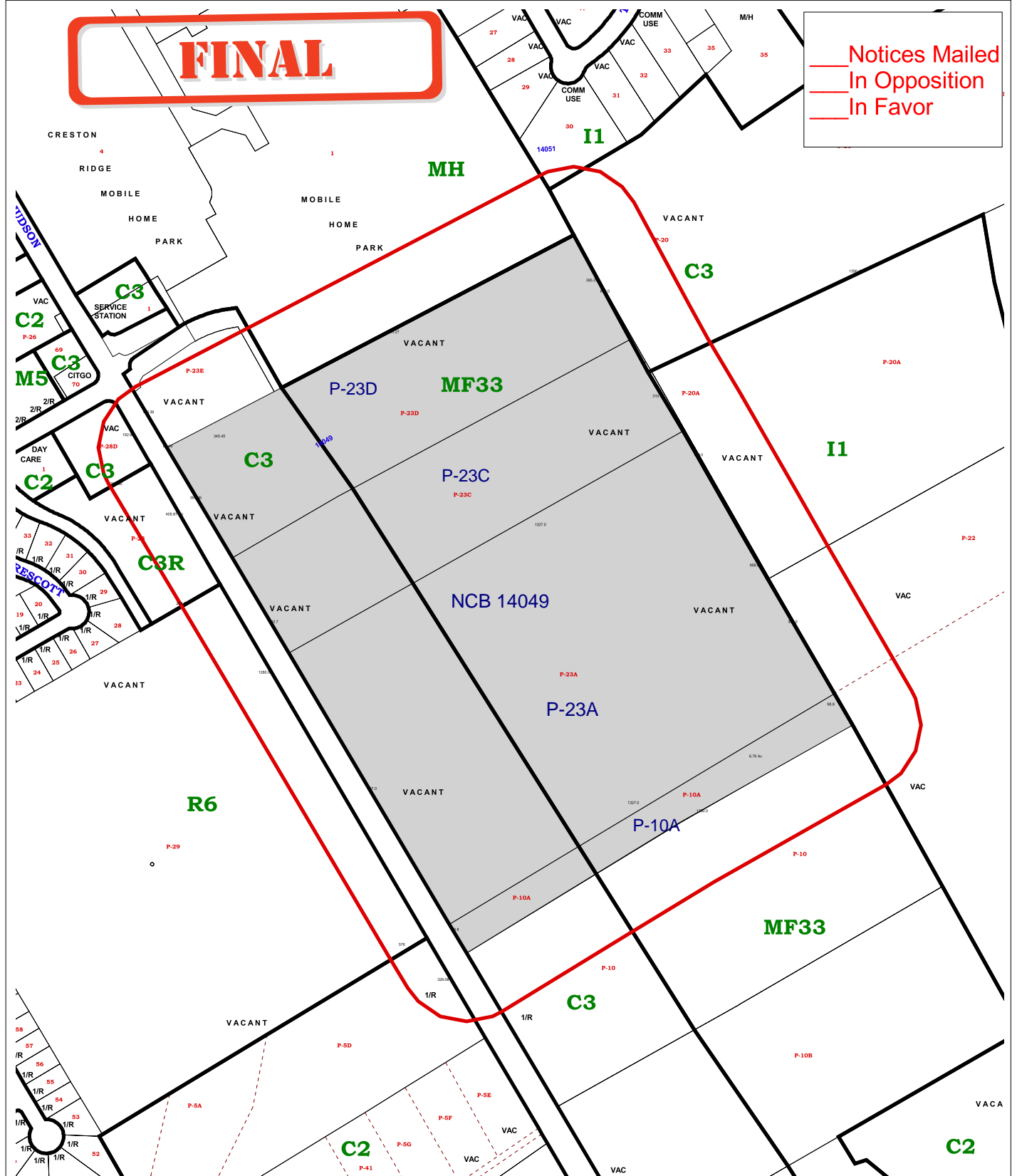
Traffic Impact Statement: A level one Traffic Impact Analysis was prepared for the site. The report recommends that the proposed site plan for the Monterrey Village be approved.

Staff Recommendation:

Approval. "R-5" is a downzoning from the existing "C-3" and "MF-33" zoning. "R-5" zoning is compatible with the residential development in this area. Access to the site is from Judson Road, a major arterial.

FINAL

Notices Mailed
In Opposition
In Favor



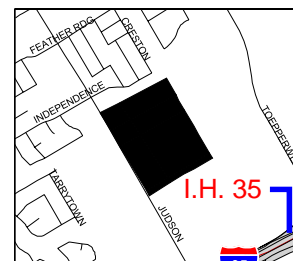
ZONING CASE: Z2002-159

City Council District NO. 10
Requested Zoning Change
From: "C-3,MF-33" To: "R-5"
Date: SEPT. 3, 2002
Scale: 1" = 400"

Subject Property

200' Notification

C:\SEPT_3_2002



T- 10
D-1
p. 553



CASE NO: Z2002160-S

FINAL

Date: September 03, 2002

Council District: 4

Ferguson Map: 650 B 5

Case Manager : Richard Ramirez 207-5018

Applicant Name:

Carmen Arredondo

Owner Name:

Carmen Arredondo

Zoning Request: From "R-6" Residential Single-Family District to "R-6 S" Residential Single-Family District Specific Use Authorization for a group day care home.

Property Location: The West 42.2 feet of lot 23 and the East 17.8 feet of lot 24,Block 57 NCB 8956.
438 Southcross W. Blvd

Proposal: To permit a group daycare home (12 children maximum)

Neighborhood Association: None

Traffic Impact Statement: A traffic impact analysis is not required.


Staff Recommendation:

Denial

The South Central San Antonio Community Plan recommends low-density residential use for this location. The single-family residence does not properly accommodate for employee parking or pick up/drop off of children due to limited ingress and egress. Southcross is a secondary arterial on the major thoroughfare plan and does not allow for street parking. The lack of on site parking and no sidewalks makes for a traffic and safety hazard. The subject property is in the middle of a residential neighborhood and the proposed use on the subject property will be disruptive to the surrounding residents in the neighborhood.

☐ Notices Mailed
☐ In Opposition
☐ In Favor

CANAVAN

	1/R	1/R	1/R	1/R	1/R	1/R		1/R		1/R	
14	15	16	17	18	19	20	21	22	23	24	
											
542					VAC		R6				
					7		8	9	10	11	12
IG	1/R	1/R	1/R	1/R	1/R		1/R	1/R	1/R		

SOUTHCROSS

1/R	1/R	1/R	1/R	1/R	1/R	1/R	1/R	1/R	1/R	VAC
14	15	16	17	18	19	20	21	22	23	24
					R6					
2	3	4	5	6	7	8	9	10	11	12
R	1/R	1/R	1/R	1/R	1/R	1/R	PARKING	1/R	1/R	

BURCHAM

1/R	1/R	1/R	1/R	1/R	1/R	1/R	1/R	1/R	1/R	1/R	32	33
14	15	16	17	18	19	20	21	22			VAC 31 HSE	
				R6							26	1/R
2	3	4	5	6	7	8	9	10			25	1/R
1/R	1/R	1/R	1/R	1/R		1/R	1/R	1/R				

GERALD

5	1/R	1/R	1/R	1/R	1/R	CHURCH
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CANAVAN[illegible]

SOUTHCROSS

[illegible]

BURCHAM

[illegible]

GERALD

[illegible]

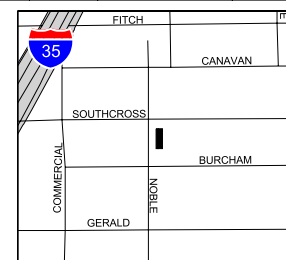
ZONING CASE: Z2002-160

City Council District NO. 4
Requested Zoning Change
From: "R-6" To: "R-6 SUP"
Date: SEPT. 3, 2002
Scale: 1" = 200"

 **Subject Property**

200' Notification

C:\SEPT_3_2002



T- 19
B-4
p. 650



CASE NO: Z2002161

FINAL

Date: September 03, 2002

Council District: 1

Ferguson Map: 616 E1

Case Manager : David Arciniega 207-5876

Applicant Name:

Christopher Bathie

Owner Name:

Campbell Trust, Jesse D. Campbell

Zoning Request: From "R-4 HD" Historic Residential Single Family District to "O-1 HD" Historic Office District.

Property Location: Lot A4, NCB 1885
118 W. French Place

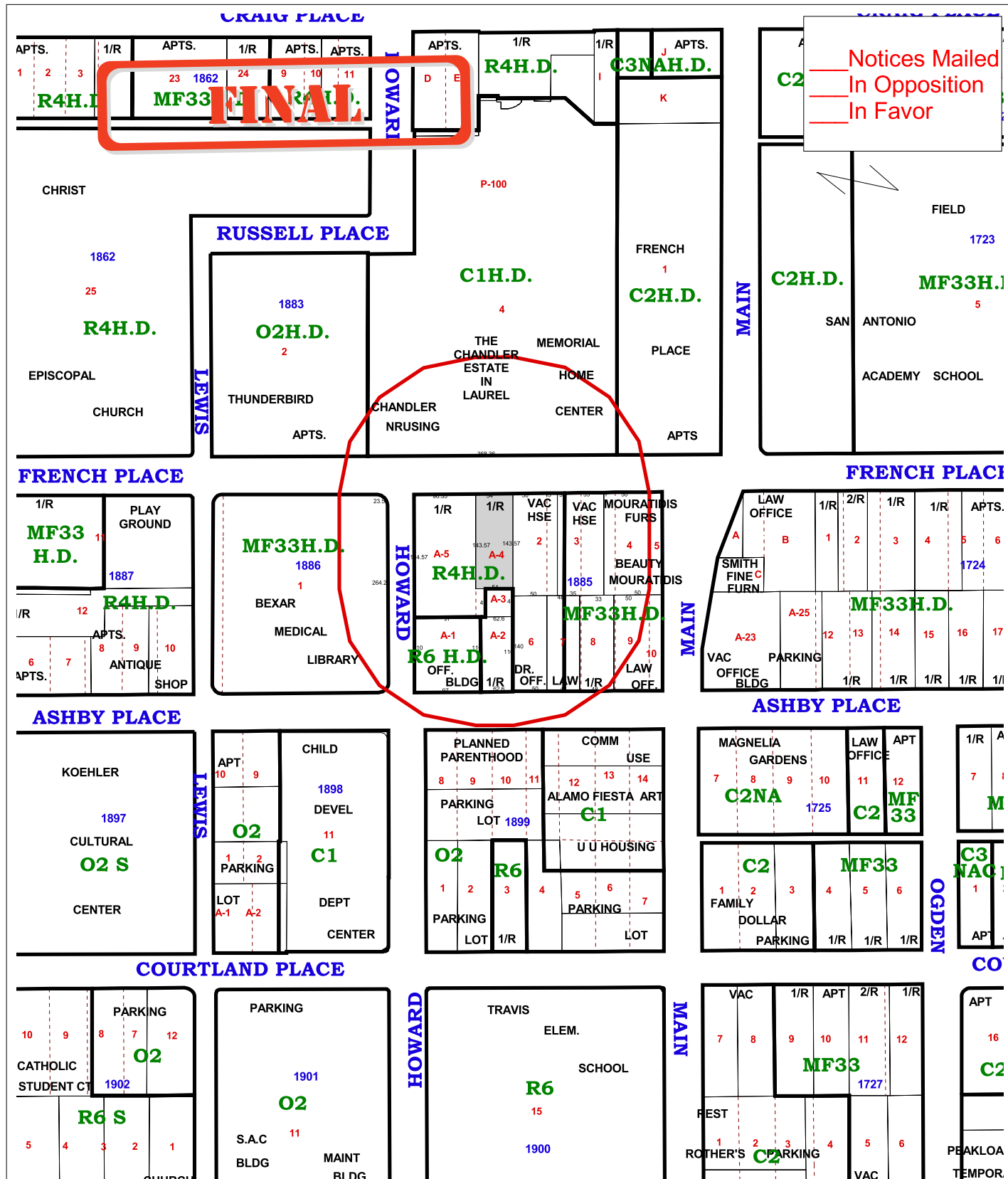
Proposal: To allow for an Office

Neighborhood Association: Monte Vista Historical Assn.

Traffic Impact Statement: A traffic impact analysis is not required.

Staff Recommendation:

Approval The subject property is a vacant two story house that is surrounded by commercial, office and residential uses and zoning. The subject property is in the Monte Vista Neighborhood Plan which recommends this location as Residential Use, however, this neighborhood plan is a guide and not a requirement for land use development. The Historic Preservation staff is not in opposition to this request. The "O-1 HD" proposal is compatible and will not adversely affect the area. I



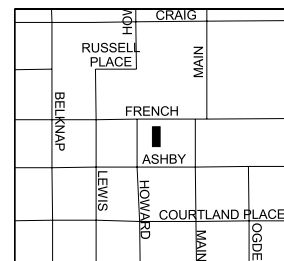
ZONING CASE: Z2002-161

City Council District NO. 1
 Requested Zoning Change
 From: "R-4" To: "O-1"
 Date: SEPT. 3, 2002
 Scale: 1" = 200"

Subject Property

200' Notification

C:\SEPT_3_2002



T- 17
 E-1
 p. 616



CASE NO: Z2002162 S

FINAL

Date: September 03, 2002

Council District: 2

Ferguson Map: 617 C5

Case Manager : Brandon Ross 207-7442

Applicant Name:

Pamela A. Erskine Brown/Shirley A. Erskine

Owner Name:

Florida C Thompson

Zoning Request: From "R-4" Residential Single Family District to "R-4 S" Residential Single Family District with a Specific Use Authorization for a group day care..

Property Location: Lot 5, Block 6, NCB 6005

1318 Nolan Street

South side of Nolan Street

Proposal: To permit a group day care (permitting 7-12 children)

Neighborhood Association: Dignowity Hill Neighborhood Association

Traffic Impact Statement: A traffic impact analysis is not required.

Staff Recommendation:

Denial. The surrounding area is solely residential in character. Introduction of commercial uses in a residential area is not appropriate. The single-family residence would not properly accommodate for employee parking or pick up/drop off of children. The property owner is permitted to care for up to 6 children as of right in "R-4" Residential Single Family District.

CASE NO: Z2002163

FINAL

Date: September 03, 2002

Council District: 8

Ferguson Map: 548 D6

Case Manager : Fred Kaiser 207-7942

Applicant Name:

Jerry Arredondo

Owner Name:

George E. Strauch Trust ETAL c/o Joan Seitert

Zoning Request: From "R-6" Residential Single-Family District to "C-2" Commercial District.

Property Location: North Irr. 376.74 of Lot 4, Block 2, NCB 14702
9093-9097 Huebner Road

Proposal: To allow property to be developed for "C-2" commercial uses

Neighborhood Association: Oakland Estates Neighborhood Association

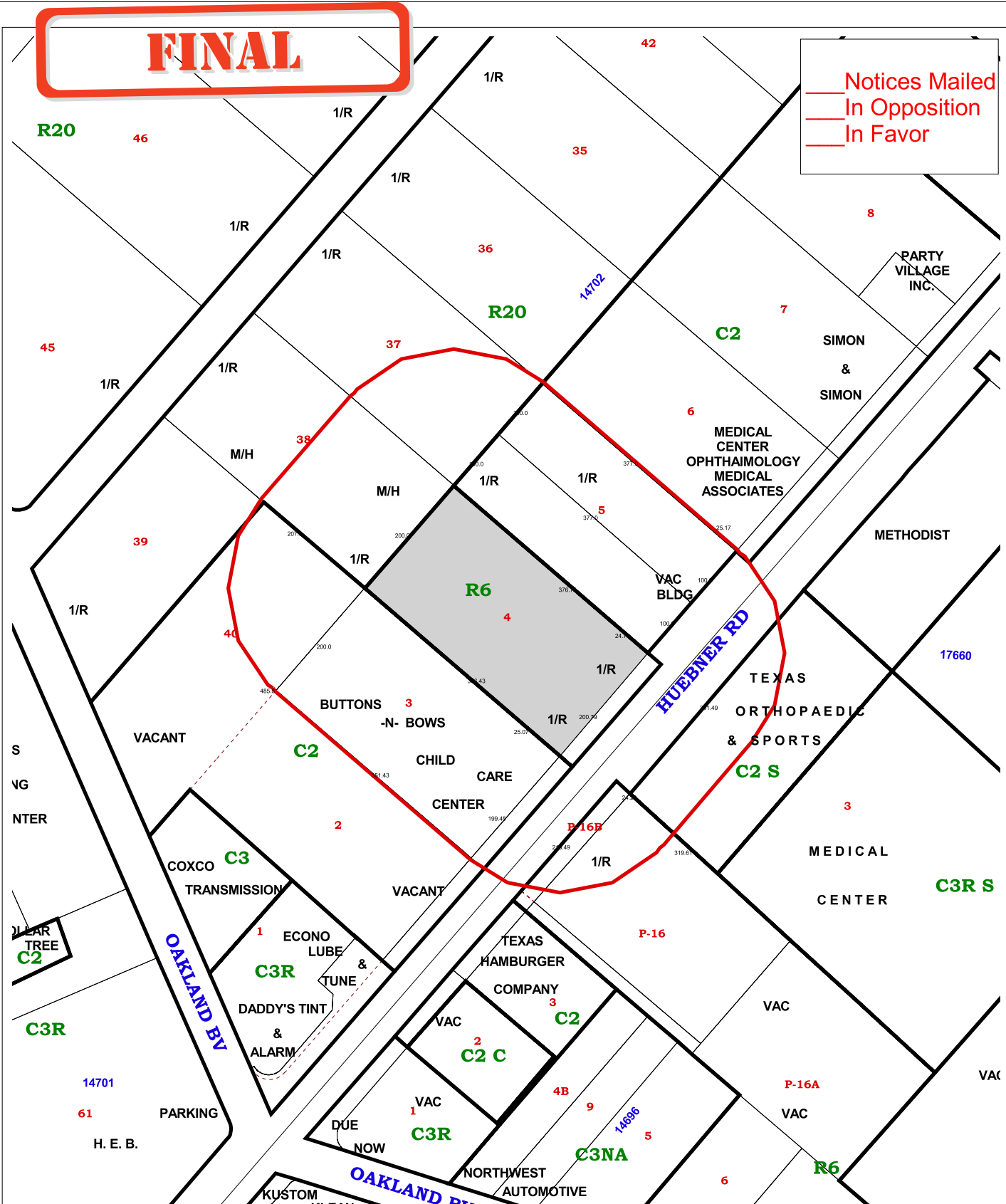
Traffic Impact Statement: A traffic impact analysis is not required.

Staff Recommendation:

Approval. The Oakland Estates Neighborhood Plan is listed in the UDC as requiring agreement with the plan for rezoning unless the plan is repealed or superseded by an amendment. A majority of the citizens who completed the Neighborhood Plan survey indicated that they agree with commercial zoning along Huebner Road. The Oakland Estates Neighborhood Plan, in the Purpose, states that the neighborhood plan is a guide and not a requirement for land use development. The subject property has "C-2" on each side and across the street. The subject property is located on Huebner Road, a major arterial street.

FINAL

____ Notices Mailed
____ In Opposition
____ In Favor



ZONING CASE: Z2002-163

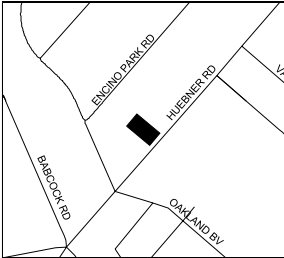
City Council District NO. 8
Requested Zoning Change
From: "R-6" To: "C-2"
Date: SEPT. 3, 2002
Scale: 1" = 200"

Subject Property



200' Notification

C:\SEPT_3_2002_1



T- 16
D-6
p. 548



CASE NO: Z2002164 C

FINAL

Date: September 03, 2002

Council District: 8

Ferguson Map: 578 C 1

Case Manager : David Arciniega 207-5876

Applicant Name:

Earl & Brown, P.C.

Owner Name:

Ms. Sharon A. Draker

Zoning Request: From "R-20" Residential Single Family District to "C-2 C" Commercial District with a Conditional Use for a Mini Warehouse on a maximum of 2.5 acres..

Property Location: Parcel 15A and Parcel 15C, NCB 17635
7355 Leslie Road

Proposal: To allow the property to be utilized for retail and mini-storage purposes

Neighborhood Association: None

Traffic Impact Statement: A Level One Traffic Impact Analysis was prepared for the site. The report recommends that the proposed site be approved

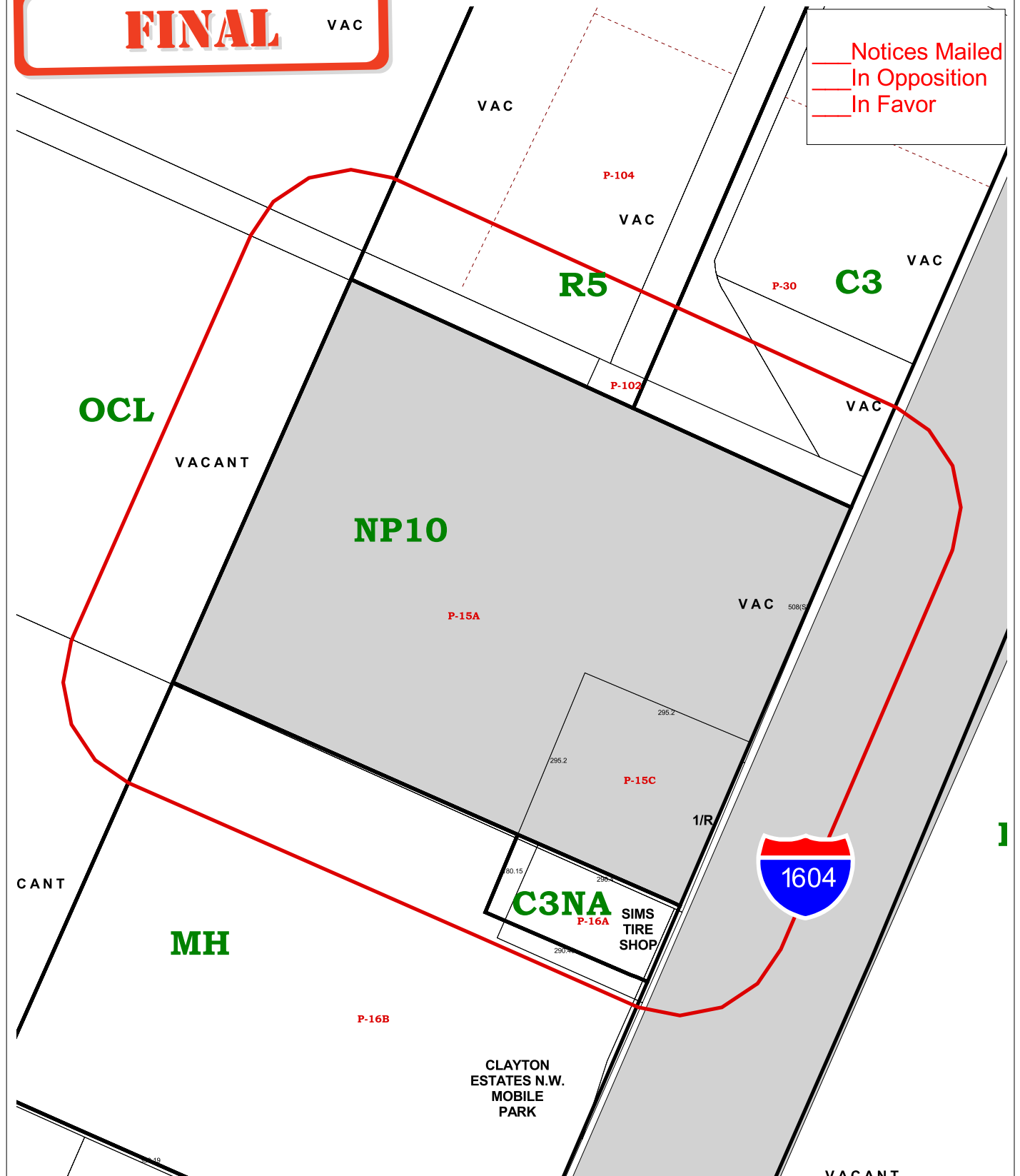
Staff Recommendation:

Approval The subject property has existing commercial zoning and uses to the north and south, "MH" zoning to the southwest, "R-5" zoning to the northwest and NW Loop 1604 to the east. The "C-2 C" proposal is compatible and will not adversely affect the area. Staff recommends the following conditions: Lighting shall be directional so as not to affect the nearby residences, a six foot solid screen fence shall be built along the north, west and south property lines and a Type "B" landscape buffer along Leslie Road.

FINAL

VAC

____ Notices Mailed
____ In Opposition
____ In Favor



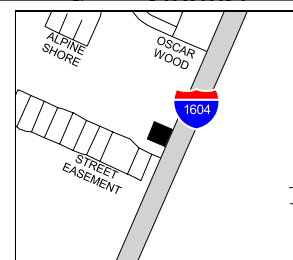
ZONING CASE: Z2002-164

City Council District NO. 8
Requested Zoning Change
From: "R-20 NA, R-8" To: "C-3"
Date: SEPT. 3, 2002
Scale: 1" = 250"

Subject Property

200' Notification

C:\SEPT_3_2002_1



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B-2
p. 578



CASE NO: Z2002165

FINAL

Date: September 03, 2002

Council District: 4

Ferguson Map: 649 E-7

Case Manager : Christie Rustad 207-8389

Applicant Name:

Earl & Brown, P.C.

Owner Name:

Barrett Construction Co.; C/o Mr. John Whitesett

Zoning Request: From "C-3" Commercial District to "I-1" General Industrial District.

Property Location: 5.446 acres of the NCB 12501

2651 and 2627 Southwest Military Drive and 922 Mallard Street

Northeast corner of Mallard Street and Southwest Military Drive

Proposal: To allow the property to serve as the corporate headquarters and lumber yard for a regional building materials company.

Neighborhood Association: None

Traffic Impact Statement: A traffic impact analysis is not required.

Staff Recommendation:

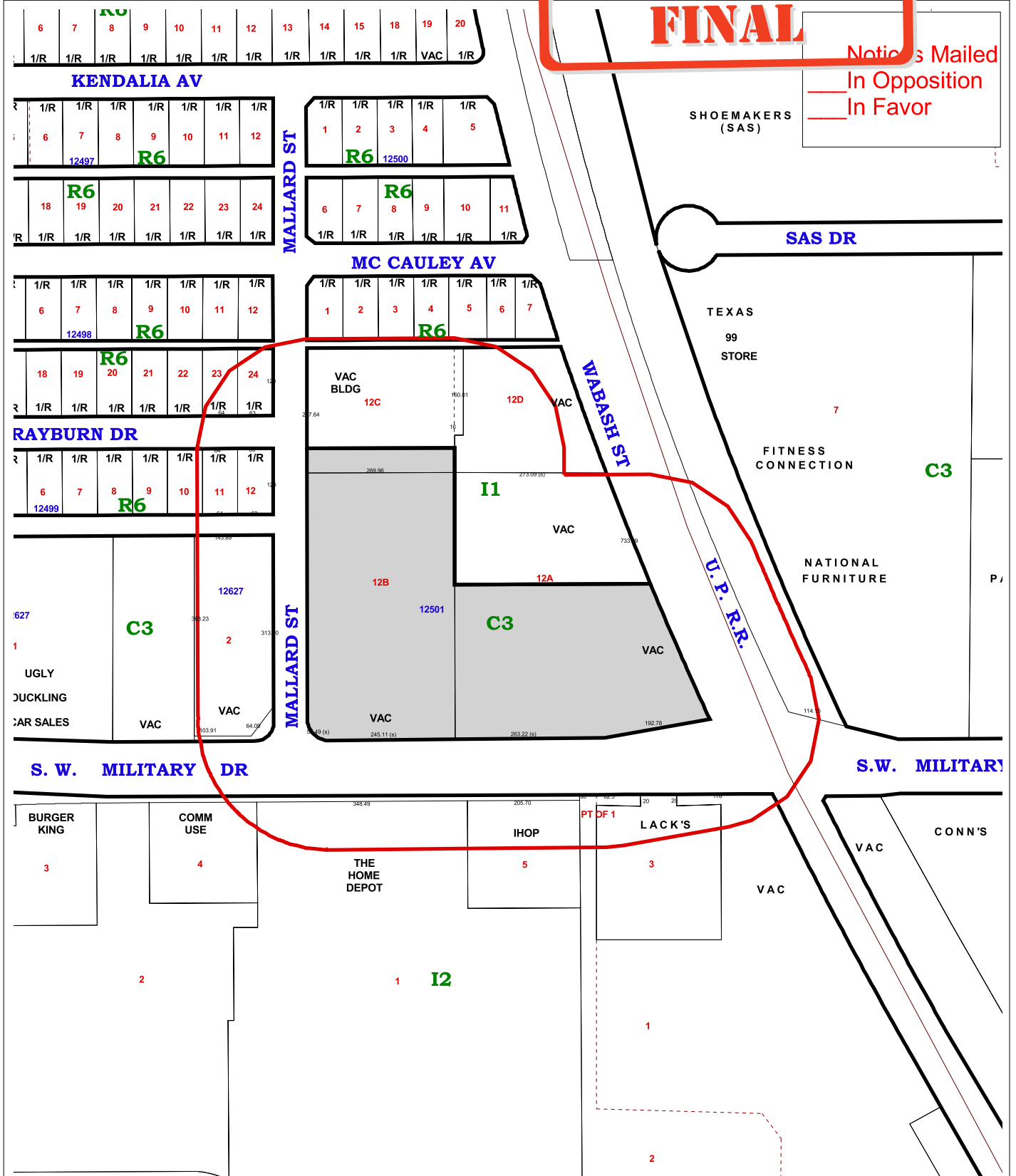
Denial of "I-1" General Industrial District and approval of a "L S" Light Industrial District with a specific use authorization for outside storage with the following conditions:

- Any outside storage shall be screened including dumpsters and loading/unloading docks,
- lighting shall be erected and pointed downward away from any residential zoning or uses,
- a type D buffer is required along Mallard Street, and
- ingress and egress along Mallard Street shall be limited to one driveway located south of the alley south of Rayburn Drive.

An "I-1" General Industrial District is not appropriate in this location. The subject property is in close proximity to a residential neighborhood to the north and northwest. Uses allowed in an "I-1" General Industrial District would be detrimental to the residential neighborhood.

FINAL

Notices Mailed
___ In Opposition
___ In Favor



ZONING CASE: Z2002165

City Council District NO. 4
Requested Zoning Change

From: "C-3" To: "I-1"

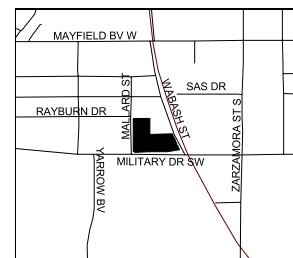
Date: SEPT. 3, 2002

Scale: 1" = 250"

Subject Property

200' Notification

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E-7
p. 649

